

# PLAT NOTES

- 1) Basis of Bearings: Assumed S 89°34'11" W along the South line of the Northwest Quarter of the Northeast Quarter of Section 11.
- 2) Monuments found have an unknown origin unless noted otherwise.
- 3) This property is located in Flood Zone AH. According to the Flood Insurance Rate Map for the City of Salina, Saline County, Kansas. Map Number: 200319 0005 B Effective Date: 2/5/1986  
Base Flood Elevation = 1223.0

## VICINITY MAP



# The Final Plat of Grand Oaks Addition

to the City of Salina, Saline County, Kansas  
A parcel of land located in the Northwest Quarter of the Northeast Quarter of Section 11, Township 14 South, Range 3 West of the 6th Principal Meridian and a Replat of a Portion of Lot 1, Casa Loma Manor

## LEGAL DESCRIPTION

(Previously Described in Book 1130, Page 196 & Book 1227, Page 40)

A parcel of land located in the Northwest Quarter of the Northeast Quarter of Section 11, Township 14 South, Range 3 West and also in a portion of Lot 1, Casa Loma Manor Addition to the City of Salina, Saline County, Kansas, and is more particularly described as follows:  
Commencing at the Southeast corner of the Northwest Quarter of the Northeast Quarter of said Section 11, thence on an assumed bearing of S 89°34'11" W along the South line of the Northwest Quarter of the Northeast Quarter a distance of 479.00 feet, thence N 00°25'49" W a distance of 56.38 feet to the POINT OF BEGINNING of the parcel to be described:  
- thence N 89°37'39" W along North right-of-way line a distance of 173.26 feet;  
- thence N 20°25'55" E along the West line, and extensions thereof, of said parcel a distance of 302.51 feet to the Northwest corner of said recorded parcel;  
- thence S 83°51'45" E along the North line of said recorded parcel a distance of 43.56 feet to the Northeast corner of said recorded parcel;  
- thence S 05°30'41" W along the East line of said recorded parcel a distance of 80.72 feet;  
- thence S 09°08'05" E a distance of 202.16 feet to the POINT OF BEGINNING;  
Said parcel contains 28,559 square feet, more or less, and is subject to easements, reservations and restrictions of record.

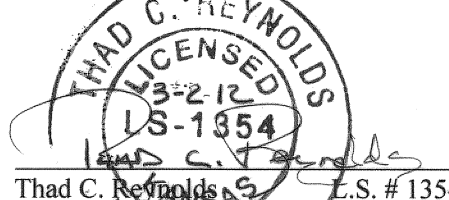
## SURVEYOR'S CERTIFICATE

State of Kansas )  
County of Dickinson) SS

I, the undersigned, do hereby certify that I am a registered land surveyor in the State of Kansas, with experience and proficiency in land surveying; that the heretofore described property was surveyed and subdivided by me, or under my supervision; that all Subdivision Regulations of the City of Salina, Kansas have been complied with the preparation of this plat; and that all of the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

Date of Fieldwork: January 3, 2011

Given under my hand and seal at Abilene, Kansas, this 2<sup>nd</sup> day of March A.D., 2012.



## OWNER'S CERTIFICATE

State of Kansas )  
County of Saline) SS

This is to certify that the David L. L'Ecuier Trust, owns the land described in the plat and has caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes therein set forth and does hereby acknowledge and adopt the same under the style and title thereon indicated.

All streets shown on this plat are hereby dedicated to the public. An easement or license to the public to locate, construct, and maintain or authorize the location, construction, and maintenance of poles, wires, conduits, water, gas and sewer pipes or required drainage channels or structures under or upon the areas marked for easements on this plat is hereby granted.

Given under my hand at Salina, Kansas, this 9<sup>th</sup> day of March A.D., 2012.

DAVID L. L'ECUIER TRUST

David L. L'Ecuier, Trustee

Susan K. L'Ecuier, Trustee

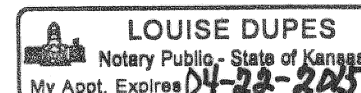
## NOTARY CERTIFICATE

State of Kansas )  
County of Saline) SS

I, Louise Dupes, a Notary Public in and for said county, in the state aforesaid, do hereby certify that David L. L'Ecuier and Susan K. L'Ecuier, Trustees of the David L. L'Ecuier Trust, is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such owner, appeared before me this day in person and acknowledged that he signed and delivered the plat as the free and voluntary act of said trust for the purposes therein set forth.

Given under my hand and Notarial Seal this 9<sup>th</sup> day of March A.D., 2012.

Notary  
Louise Dupes



## OWNER'S CERTIFICATE

State of Kansas )  
County of Saline) SS

This is to certify that the Susan K. L'Ecuier Trust, owns the land described in the plat and has caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes therein set forth and does hereby acknowledge and adopt the same under the style and title thereon indicated.

All streets shown on this plat are hereby dedicated to the public. An easement or license to the public to locate, construct, and maintain or authorize the location, construction, and maintenance of poles, wires, conduits, water, gas and sewer pipes or required drainage channels or structures under or upon the areas marked for easements on this plat is hereby granted.

Given under my hand at Salina, Kansas, this 9<sup>th</sup> day of March A.D., 2012.

SUSAN K. L'ECUIER TRUST

Susan K. L'Ecuier, Trustee

David L. L'Ecuier, Trustee

## NOTARY CERTIFICATE

State of Kansas )  
County of Saline) SS

I, Louise Dupes, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Susan K. L'Ecuier and David L. L'Ecuier, Trustees of the Susan K. L'Ecuier Trust, is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such owner, appeared before me this day in person and acknowledged that she signed and delivered the plat as the free and voluntary act of said trust for the purposes therein set forth.

Given under my hand and Notarial Seal this 9<sup>th</sup> day of March A.D., 2012.

Notary  
Louise Dupes



## ABTRACTOR'S CERTIFICATE

State of Kansas )  
County of Saline) SS

The undersigned, being duly licensed and bonded abstractor or an authorized representative thereof, hereby certifies that the above is the legal owner of the property shown on this plat.

Dated this 16<sup>th</sup> day of March A.D., 2012.

Abstractor  
County Surveyor Certificate

State of Kansas )  
County of Saline) SS

Reviewed in accordance with K.S.A. 58-2005 on this 17<sup>th</sup> day of March A.D., 2012.

County Surveyor

## COUNTY CLERK AND CITY CLERK CERTIFICATE

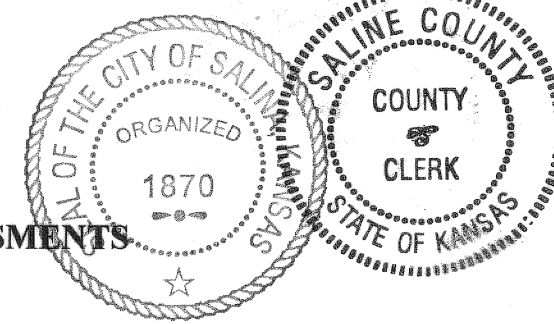
State of Kansas )  
County of Saline) SS

I do, hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in the plat.

I further certify that I have received all statutory fees in connection with the plat.

Given under my hand and seal at Salina, Kansas, this 16<sup>th</sup> day of March A.D., 2012.

County Clerk  
City Clerk



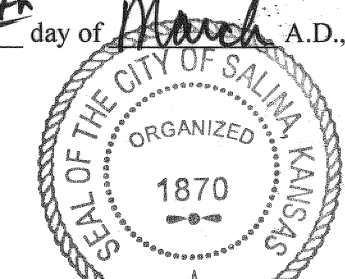
## CERTIFICATE OF SPECIAL ASSESSMENTS

State of Kansas )  
County of Saline) SS

I do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract of land included in the plat.

Given under my hand and seal at Salina, Kansas, this 16<sup>th</sup> day of March A.D., 2012.

County Clerk  
City Clerk



## SALINA CITY PLANNING COMMISSION CERTIFICATE

State of Kansas )  
County of Saline) SS

Approved this 3<sup>rd</sup> day May A.D., 2011.

SALINA CITY PLANNING COMMISSION SALINA, KANSAS.

Chairman

Attest: Dean Andrews  
Dean Andrews, Secretary

## CERTIFICATE OF THE CITY COMMISSION

State of Kansas )  
County of Saline) SS

Approved this 23<sup>rd</sup> day May A.D., 2011.

BOARD OF CITY COMMISSIONERS OF CITY OF SALINA, KANSAS.

Mayor

Attest: City Clerk

## REGISTER OF DEEDS CERTIFICATE

State of Kansas )  
County of Saline) SS

Final Plat of Grand Oaks Addition to the City of Salina, Saline County, Kansas, was filed in my office on this day of 2012, at o'clock M. and duly recorded in volume of plats, at page.

Register of Deeds

Filing fee of paid.



Email: landmarksurvey@sbcglobal.net  
Website: www.landmarksurveyings.com  
Office: (785) 263-2625 Fax: (785) 263-1580  
301 North Broadway, P.O. Box 97  
Abilene, Kansas 67410

Date of Plot:	3/2/12	Project #:	11-6276
Drawn By:	JPJ	Client:	David L'Ecuier
Checked By:	TR	Sheet	1 of 1